

## NATIONAL ZONING LETTER FEES

<i><b>City</b></i>	<i><b>State</b></i>	<i><b>Fee</b></i>	<i><b>Process Minimum</b></i>	<i><b>Comments</b></i>
Abilene	TX	\$100	7 Days	
Albuquerque	NM	\$35		Zoning Verification
		\$165		Research, Field Verification & Enforcement for Certifications of Zoning
Ann Arbor	MI	\$50		Zoning Verification
		\$150		Zoning Analysis
Arlington	TX	\$50		Zoning Only
Bakersfield	CA	\$70	3 Business Days	Zoning Only
Carlsbad	CA	\$77		Zoning Compliance
Clark Co.	NV	\$45	10 Working Days	+\$5/acre >10 Acres
		\$75	3 Working Days	+\$5/acre >10 Acres
Columbus	GA	\$55	3 Days	
Columbus Co	OH	\$25		Zoning Confirmation
Dallas	TX	\$90	7 Working Days	
		\$110	3 Days	Expedited
Denton	TX	\$25		Plus \$25 per additional question, violations, subdivision, CO copy, Platted
Downer's Grov	IL	\$35		Zoning Verification
Durham	NC	\$15		Zoning Verification
		+.60		4% Technology Surcharge
El Paso	TX	\$27		• One parcel with no zoning conditions, special contracts, or special permits
	+	\$6		• Each additional parcel
		\$56		• One parcel with zoning conditions, special contracts, or special permits
	+	\$12		• Each additional parcel
		\$42		Classification of Use
		\$26		Specific zoning request, e.g., requests for certificates of occupancy or site plans.
		\$32		Per each ½ hour of staff research may apply.
Falls Church	VA	\$300		
Fisher	IN	\$35		Zoning Determination
Fremont	CA	\$65	15 Business Days	Basic
Grapevine	TX		5 Working Days	
Gwinnett Co.	GA	\$25	3-10 Business Days	
Irving	TX	\$50		
Jefferson Co	CO	\$10		Per Page/Parcel
Lake County	FL	\$100		Residential Lot
		\$150		Commercial Lot
Largo	FL	\$25		Information Request Letter
		\$25		Land Use, allowable uses and setbacks only
		\$50		letters requiring other property information
		+ 50		Expedited Information Request Letter (max. 2-5 days)
Las Vegas	NV	\$100	10 Working Days	Contiguous Parcels
		\$100		Non-contiguous Parcels
Leesburg	VA	\$150		Zoning Certification
Miami	FL	\$119		Land Use Plan Map (CDMP) Designation (No Interpretation will be provided)
		\$238		Zoning on Subject Property, applicable Zoning Code Section, list of permitted uses, history
		\$476		review
Miami Gardens	FL	\$331		
Middletown	CT	\$25		
Nevada Co	CA	\$179		1.5 Hours
Orlando	FL	\$50	10 Days	
Oshkosh	WI	\$30		

Paulding Co.	GA	\$40	3-7 Business Days	
Peachtree City	GA	\$50		
Prince George	MD	\$50		
Purcellville	VA	\$100		Zoning Determination
Redding	CA	\$72	7-14 Day Average	
Redwood	CA	\$210	2-4 Weeks	Small Projects
Richland Co	NC	\$50		Zoning Letter
Richmond	VA	\$50	Up to 30 Days	Elementary or Secondary School, Day Nursery, Adult Day Care Facility
		\$100		Multi-family 3-10 Units, Commercial Space <5,000 SF, Unspecified Use
		\$200		Multi-family 11-50 Units, Lodging House, Commercial Space >5,000 SF, Adult Day Residence
		\$300		Multi-family 51+ Units
		\$400	5 Business Days	Expedited
Richmond Co	NC	\$50		
Rockford	IL	\$66	5 Business Days	
Rock Hills	SC	\$25		Per Parcel
Round Rock	TX	\$50		
Salem	OR	\$22		Land Use Verification - Government Agencies
		\$626		Land Use Verification - Non-Conforming Uses
		\$78		Land Use Verification - Other
		+ 12.5		Billing Processing Fee
		+ 5		Automation Surcharge
		+ .5		Archiving Fee per page
San Antonio	TX	\$150	10 Business Days	Standard
		\$250	4 Business Days	Expedited
Tallahassee	FL	\$72		Non-refundable
Village of Niles	IL	\$75		
Wasco Co	WA	\$150		
Woodside	WA	\$350		Zoning Research Letter
		<b>Fee</b>	<b>Process Minimum</b>	
LOW BASE		\$25	3 Days	
HIGH BASE		\$300	30 Days	
AVERAGE BASE		\$82	12.86 Days	

Consumer Price Index Rise from July 2002-December 2011		
July-02	180.1	
Nov-11	226.23	
% Increase	25.60%	

**CURRENT OFFICE OF CONSTRUCTION CODE ENFORCEMENT ZONING LETTER FEE, ca 2001**

	\$10	Per researched paragraph to a Maximum of \$50
+	\$1	Per page of records researched & copied

**PROPOSED OPD-LUC ZONING LETTER FEES**

	\$50 7-10 Business Days	1) Standard BASE Fee for Single Parcel. Covers Simple Zoning, Real Estate, Car Dealers, Funeral Homes, Home Occupations, Limited Service Restaurant
	\$100 5 Business Days	Expedited - BASE Fee
+	\$25.00	1/2 BASE Fee for additional adjacent properties addressed from same street side in same request
+	\$15	2) Supplemental Fee for each researched paragraph / question above base*
+	\$1.50	Per Page for Records researched & copied
	\$100	Nonconforming Use Opinion - Certificate of Legal Nonconformance

\* All fees non-refundable

\*\*Any changes or addendums to original letter will constitute a new request and a new fee will be charged.

*General Questions/Paragraphs Researched*

1) Basic Letter Includes- Current Zoning / Overlay District / Special District, Use Permitted & Zoning Atlas Map @ \$50\*

2) Additional Questions / Paragraphs Researched @ \$15 each, depending on info requested to a Maximum of \$180.

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| a) Abutting Zoning                                       | g) Building Setback requirements                      |
| b) Special Zoning Dispensation - SUP, PD, Variances      | h) Building height limits                             |
| c) Use Conformance status (conforming or non-conforming) | i) Minimum parking requirements & conformance         |
| d) Building / Zoning Code Compliance                     | j) Maximum density                                    |
| e) Outstanding and past zoning violations                | k) Supporting documentation (Copies of Code Sections) |
| f) Right to rebuild provisions for non-conforming uses   | l) Legal Lot status                                   |

This fee structure tries to maintain affordability to for the most common user of the service by providing a standard zoning letter only (BASE fee/\$50) for those persons who need simple zoning letters for State of Tennessee Regulatory Divisions (Car Dealers, Day Care Centers, Real Estate Offices, Funeral Homes, etc.). Commercial Users who are contemplating purchase of new investment properties or refinancing existing transactions often request that additional questions be responded to in order to complete their due diligence. The additional fees per question / paragraph researched (\$15) are proposed to account for additional staff time involved in code and zoning research conducted and maintains the fee structure concept established in 2001.

In the last 4-5 years on occasion, this office has been requested to issue a zoning letter, for multiple lot subdivisions where the fees have exceeded \$2,000. Clearly a one-size fits all approach is not the correct avenue to take if the intent is to maximize departmental revenues. Setting the BASE fee at less than 60% of the overall average (\$82) aims to keep the letters affordable while still providing for an substantial increase.

Reducing the base fee by 50% for additional adjacent properties, recognizes that additional work is required to be done by staff in research, but that some of the resulting information will be applicable to all of the properties which reduces the needed staff time involvement. The resulting staff time / cost can be reduced accordingly.

It is recommended that the base fee be doubled (5 business days) for those applicants who require expedited processing due to time constraints.

It is recommended that a processing fee / application be established for those uses applying for a Certificate of Occupancy, which require an official determination / ruling as to whether an existing use of property is a legal nonconforming use when a building or structure that does not conform to the current zoning district in which the property is located but which was in conformance with the Unified Development Code as adopted. A property is not guaranteed to be eligible for a Certificate of Legal Nonconformance (CLN) simply because the use currently exists. Many properties have been converted to nonconforming uses illegally and the application for CLN is designed to identify those properties that were legally established but made nonconforming by the passage of the Unified Development Code on August 10, 2011 or rezoning of the property in prior years.

FY	# Letters	Current Base Fee Income	Proposed Base Fee Income	Total FY Income****
2007-08	602	\$6,020.00	\$30,100.00	\$19,739.35
2008-09	397	\$3,970.00	\$19,850.00	\$9,643.47
2009-10	391	\$3,910.00	\$19,550.00	\$9,645.40
2010-11	434	\$4,340.00	\$21,700.00	\$14,989.70
2011-12***	255	\$2,550.00	\$12,750.00	\$8,929.39
*** FY Jul-Dec only				
**** Includes Fees associated with Landscaping, Notices of Intent Review & additional researched paragraph & record copy fees (\$1/Page)				